THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721543** Karen Johnson Davidson County Batch# 262209 **DEEDWARR** 07/25/2019 11:36:18 AM 2 pgs Fees: $13.00 Taxes: $592.00 20190725-0073195	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

WARRANTY DEED

Address New Owner: Intentional Properties TN, LLC. 4351 42nd Street San Diego, CA 92105	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 034-13-109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H & C, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Intentional Properties TN, LLC, a California Limited Liability Company**

("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 19, Block B on the Plan of Eastlawn of record in Plat Book 547, Pages 153-154, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the Southerly margin of Welworth and extends back between parallel lines 120 feet to a dead line in the rear.

Being part of the same property conveyed by Quitclaim Deed from Doug Lawrence and wife, Carolyn Lawrence to H & C, LLC, a Tennessee limited liability company as recorded on the 1st day of April, 2016 in Instrument No. 20160401-0031028, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST LAWN, as recorded in Plat Book 547, Page(s) 153-154.

Easement recorded in Instrument No. 20161026-0113195 (NOTE: the document refers to the subject property, but the easement does not appear to be a part of the subject property).

This is improved property located at 158 Welworth Street Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2019.

H & C, LLC.

BY: _____ By: _____

Douglas R. Lawrence, Member Carolyn S. Lawrence, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Douglas R. Lawrence and Carolyn S. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members(or other officer authorized to execute the instrument) of H & C, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 19th day of July, 2019.

_____
Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021